

**MINUTES OF REGULAR MEETING OF  
THE REDEVELOPMENT COMMISSION OF GREENSBORO**

**JUNE 15, 2004**

**REGULAR MEETING**

The Redevelopment Commission of Greensboro met in regular meeting at the Eastside Park Community Center, 429 Gillespie Street, Greensboro, North Carolina, on Tuesday, June 15, 2004, at 5:00 p.m. Present were: Chairman Bill Benjamin, Joe Wood, Nettie Coad and Jerry Leimenstoll. Dan Curry, Barbara Harris and Dyan Arkin represented the Housing and Community Development Department (HCD). Jim Blackwood, Esq., Attorney for the Commission, was also present.

Chairman Benjamin called the meeting to order, introduced himself, and welcomed everyone to the meeting. He asked that anyone who wished to speak to come up to the microphone and give their name and address. He stated that the Commission members have just returned from a tour where they saw a number of the properties that the Commission has been involved in. He thanked staff for their help. He thanked the members of the Eastside Park Community Center for their hospitality.

**APPROVAL OF THE MAY 18, 2004 MINUTES**

Mr. Leimenstoll moved approval of the May 18, 2004 minutes as written, seconded by Mr. Wood. The Commission voted 4-0 in favor of the motion. (Ayes: Benjamin, Wood, Coad and Leimenstoll. Nays: None.)

**EASTSIDE PARK NEIGHBORHOOD**

**A. UPDATE ON EASTSIDE PARK COMMUNITY CENTER**

Dyan Arkin stated that in 2002, the Commission leased property located at 409 & 429 Gillespie Street to a partnership entity between the Eastside Park Neighborhood Association and Westminster Presbyterian Church for the purpose of building a community center. The center is now in operation and providing programs for the community. Members of the Board have been invited to present an update on operations and programming.

Marie Stamey, president of the Board of the Eastside Park Community Center, stated that the community is so grateful for the opportunity to establish this community center in their neighborhood. They have been in operation since August 3, 2002 and they have accomplished a lot in that time. There have been several back-steps in their operation but they feel that they are only going to move forward in the future. The after-school program

is now closed and they had a program ready for the summer. They found that they should have asked the children what they wanted in the new program, so now they are going to step back and get a consensus from the community before continuing with the planned program. They offer a GED program, Boy Scouts, Girl Scouts, and Senior activities. The Seniors are currently working on a community quilt and they are very active with it. There are also aerobics classes and there will also be computer classes for seniors in the future. They are trying to get everyone in the neighborhood involved.

Angle Coleman, the Center Director, stated that she loves working at the center and there is so much to do in trying to get the community involved. She thanked the Commission members for visiting the center.

Chair Benjamin stated that he is impressed by the center and especially the computer room and the library.

In response to a question by Mr. Wood, Ms. Stamey stated that there have been as many as probably 1400- 1500 people in the center through the last couple of years. They have hosted wedding receptions, birthday parties, wedding and baby showers, anniversary parties. Just about any type of gathering has been accommodated at the center.

Angle Coleman stated that they are getting a lot of phone calls from people asking about the availability of the center for different activities. The word is spreading and she feels that soon, they will be over-booked for different occasions.

Ms. Stamey stated that they are trying to meet the needs of the Spanish-speaking population in the area.

Mr. Leimenstoll stated that it is worthy of pointing out that what the Commission has done is incidental because the center would not exist except for the hard work that has been done by the efforts of the community leaders. He wished to express his appreciation for the people that have been so involved in this effort.

Ms Coad stated that she is very pleased with what the community has been able to do with the center.

Mr. Wood stated that the Commission is unable to do tours very often but he would like to see the Commission, at least two or three times a year, go into the different neighborhoods that they have worked with and go to the people and have the meetings there as opposed to always having them at the City buildings.

### **EASTSIDE PARK NEIGHBORHOOD. ACQUISITION OF 206-208 YORK STREET**

Dyan Arkin stated that 206-208 York Street is a 4-unit apartment building on a 14,813 square foot site. The appraiser originally issued an opinion of value of \$82,000 with greatest weight given to the sales comparison approach. Based upon reviewer's recommendations, the appraisal was revised to give greater consideration to the income approach because the subject property is an income producing investment property and the value was adjusted to \$77,000. The Commission is asked to consider the appraisal and establish an offer price of \$77,000 for the property.

Mr. Wood recommended that the Commission offer the appraisal value of \$77,000 for the property at 206-208 York Street, seconded by Mr. Leimenstoll. The Commission voted unanimously in favor of the motion. Ayes: Benjamin, Wood, Coad and Leimenstoll. Nays: None.)

### **SOUTH ELM STREET CORRIDOR REDEVELOPMENT UPDATE AND REQUEST FOR CONSIDERATION OF RESOLUTION AUTHORIZING ADVANCE ACQUISITIONS**

Dan Curry stated that a memo and resolution was sent to Commission members for consideration. This is a new development area that staff is just beginning to work on, and that the Commission will be extensively involved with over the next three to five years. Staff is asking that the Commission take an action that is out of the ordinary as the City of Greensboro won 2 highly competitive grants last year; One through the Environmental Protection Agency and the other through the Department of Housing and Urban Development. The total amount of funding, including over a million dollars the City has committed, is \$6.25M to do planning and redevelopment work in the South Elm Street area. He presented a map and indicated where the projected work will take place.

After much discussion, Mr. Wood moved to recommend that the Commission authorize the passage of document known as the Resolution of the Redevelopment Commission of Greensboro Stating Intent to Authorize Advance Negotiated Acquisition for the South Elm Street Project Area and this motion includes everything that is on the typed page and the page following it consisting of points 1,2,3,4 and 5 and to be attached to the minutes, seconded by Ms. Coad.

Mary E. Black, Arlington Park Neighborhood Association, stated that some years ago they did a proposal about cleaning up this area. She brought signatures of property owners on South Elm Street that wanted something done many years ago.

The Commission voted unanimously in favor of the motion as previously stated. (Ayes: Bill Benjamin, Joe Wood, Nettie Coad and Jerry Leimenstoll. Nays: None.)

**ARLINGTON PARK NEIGHBORHOOD. UPDATE ON 1700 MARTIN LUTHER KING, JR. DRIVE**

Dan Curry stated that there is a bid of \$40,000 for this property and an upset bid that was made late last week for \$42,050. He has been waiting for additional information to make that bid a complete bid package and he does not know whether that information arrived in the office today or not. He will have to let the Commission members know by e-mail if that information arrived before the 5:00 o'clock deadline today.

**ADDITIONAL BUSINESS**

Ms. Coad stated that she had received information from Mike Cowhig regarding 605 E. Bragg Street regarding the possibility of tearing the house down.

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There being no further business before the Commission, the meeting was adjourned at 6:14 p.m.

Respectfully,

Dan Curry. Assistant Secretary  
Greensboro Redevelopment Commission

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